

BUSINESS LENDERS, LLC,

Plaintiff,

v.

**NOTICE OF FORECLOSURE SALE**  
**Case No. 16 CV 186**

JALARAM MOTEL, INC., MAHESH B. PATEL,  
DIPTI PATEL, and PORTFOLIO RECOVERY  
ASSOCIATES LLC,

Defendants.

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TAKE NOTICE, that by virtue of a judgment of foreclosure entered on November 10, 2016, the Sheriff will sell the below-described premises at public auction as follows:

**DATE AND TIME:** August 29, 2017, at 10:00 a.m.

**JUDGMENT AMOUNT:** \$735,054.10, plus interest, fees and costs.

**TERMS OF SALE:**

1. Ten percent (10%) of the successful bid must be paid to the Sheriff at the sale in cash or cashier's check, payable to the Clerk of Courts (personal checks cannot and will not be accepted). The balance of the successful bid must be paid to the Clerk of Courts in cash, cashier's check or certified funds no later than ten days after the court's confirmation of the sale or else the 10% down payment is forfeited to the plaintiff.
2. The Property is sold "as is" and subject to all unpaid real estate taxes.
3. Buyer to pay applicable Wisconsin Real Estate Transfer Tax from the proceeds of the sale.

**PLACE:** Juneau County Justice Center located at 200 Oak Street, Mauston, WI.

**DESCRIPTION/PARCEL #:**

**Parcel One:** All of Lot 41, part of Lot 42 and a part of Lot 43; being a part of Assessor's Plat No. 3 in the City of Mauston, Juneau County, Wisconsin, BEGINNING at the Southwest corner of said Lot 42; Thence along the West line of said Lot 42 and Lot 41 North 01 Degrees 03' 34" West, 390.86 feet, to the Northwest corner of said Lot 41; Thence along the North line thereof North 89 Degrees 19' 38" East, 150.15 feet, to the Northeast corner of said Lot 41; Thence along the East line thereof South 01 Degrees 43' 41" East 87.60 feet to a point in the North line of said Lot 42; Thence along the North line thereof North 89 Degrees 50' 32" East 261.50 feet; Thence along the West line of said Lot 43 North 01 Degrees 19' 06" West, 62.85 feet, to a point in the Westerly right-of-way line of Kennedy Street; Thence along the Westerly line thereof South 50 Degrees 58' 15" East, 138 feet; Thence continued along the Westerly line of Kennedy Street South 01 Degrees 10' 00" East, 168.88 feet; Thence South 88 Degrees 50' 00" West, 152.42 feet; Thence North 01 Degrees 90' 30" West, 40.02 feet; Thence North 52 Degrees 48' 46" West, 57.36 feet; Thence South 89 Degrees 10' 30" West 228.37 feet; Thence South 0 Degrees 49' 30" East, 167.59 feet; Thence South 14 Degrees 20' 30" East, 48.56 feet, to a point in the Northerly right-of-way line of S.T.H. "82"; Thence along the Northerly right-of-way line on a curve to the right having a radius of 5665 feet, its chord bearing North 71 Degrees 54' 40" West, 42.05 feet; Thence continued along the Northerly line of S.T.H. "82" North 72 Degrees 11' 42" West, 66.54 feet, to the point of beginning.

Parcel Two: This described parcel of land shall have ingress-egress access easement rights over the following described lands: Commencing at the Southwest corner of said Lot 42; Thence along the Northerly right-of-way line of S.T.H. "82" South 72 Degrees 11' 42" East, 66.54 feet; Thence continued along the Northerly right-of-way line on a curve to the left having a radius of 5665 feet, its chord bearing South 71 Degrees 54' 40" East, 42.05 feet, to the point of beginning of this easement; Thence North 14 Degrees 20' 30" West, 48.56 feet; Thence North 00 Degrees 49' 30" West, 167.59 feet; Thence North 89 Degrees 10' 30" East 40 feet; Thence South 00 Degrees 49' 30" East, 167.59 feet; Thence South 12 Degrees 39' 19" East, 61.79 feet, to a point in the Northerly right-of-way line of S.T.H. "82"; Thence along the said right-of-way line on a curve to the right having a radius of 5665 feet, its chord bearing North 73 Degrees 01' 49" West, 43.42 feet, to the point of beginning.

Tax Parcel ID No. 292510278.3

**PROPERTY ADDRESS:** 529 Gateway Avenue, Mauston, Wisconsin.

Date: August 1, 2017

Brent H. Oleson  
Brent Oleson, Juneau County Sheriff

Plaintiff's attorney:  
Steven J. Cerasoli  
McCarty Law LLP  
2401 East Enterprise Avenue  
Appleton WI 54913-7887  
920.882.4070

STATE OF WISCONSIN

CIRCUIT COURT

JUNEAU COUNTY

Federal National Mortgage Association  
("Fannie Mae"), a corporation organized and  
existing under the laws of the United States  
of America

**Plaintiff**

Case No: 15 CV 127

vs

LYLE FARRIS, et al.

**Defendant(s)**

**NOTICE OF SHERIFF'S SALE**

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on August 4, 2016 in the amount of \$153,634.53 the Sheriff will sell the described premises at public auction as follows:

TIME: August 29, 2017 at 10:00 AM

TERMS: By bidding at the sheriff sale, prospective buyer is consenting to be bound by the following terms: 1.) 10% down in cash or money order at the time of sale; balance due within 10 days of confirmation of sale; failure to pay balance due will result in forfeit of deposit to plaintiff. 2.) Sold "as is" and subject to all legal liens and encumbrances. 3.) Plaintiff opens bidding on the property, either in person or via fax and as recited by the sheriff department in the event that no opening bid is offered, plaintiff retains the right to request the sale be declared as invalid as the sale is fatally defective.

PLACE: in the main lobby of Juneau County Justice Center located at 200 Oak Street, Mauston, Wisconsin

DESCRIPTION: A parcel of land located in the NE1/4 of the NW1/4 of Section 24, T14N, R5E, Town of Lyndon, Juneau County, Wisconsin, described as follows: Commencing at the Northwest corner of said Section 24; thence S88 degrees 41 minutes 30 seconds E along the North line of said NW1/4 a distance of 1336.45 feet to the Northwest corner of said forty; thence S 1 degree 45 minutes W along the West line of said forty a distance of 837.05 feet; thence S 89 degrees 16 minutes E a distance of 300.00 feet; thence S 1 degree 45 minutes W a distance of 373.04 feet to the Northerly line of Dees Road; thence N 88 degrees 26 minutes E along said Northerly line of Dees Road a distance of 93.21 feet to the Southeasterly line of a Town Road which is the point of beginning; thence N 33 degrees 03 minutes E along said Southeasterly line of a Town Road a distance of 440.72 feet; thence S 33 degrees 05 minutes E a distance of 113.06 feet; thence S 38 degrees 30 minutes W, a distance of 348.00 feet to said Northerly line of Dees Road; thence S 88 degrees 26 minutes W, a distance of 85.47 feet to the point of beginning.

PROPERTY ADDRESS: N1256 Rest Haven Road, Lyndon Station, WI 53944

TAX KEY NO.: 29024TLY0506.0000

**Michael Holsen**  
BP Peterman Law Group LLC  
State Bar No. **1073973**  
165 Bishops Way, Suite 100  
Brookfield, WI 53005  
262-790-5719

Dated this 1<sup>st</sup> day of August, 2017.

Brent H. Oleson  
Sheriff Brent Oleson  
Juneau County Sheriff

Please go to <http://bppeterman.com/> to obtain the bid for this sale.  
BP Peterman Law Group LLC is the creditor's attorney and is attempting to collect a debt on its behalf.  
Any information obtained will be used for that purpose.

**FARMERS AND MERCHANTS BANK****Plaintiff,****-vs-****CASE NO.: 16 CV 135****CODE NO.: 30404****TANNER A. DOBBRATZ****and****SHANNA R. DOBBRATZ****AMOUNT CLAIMED IS  
OVER \$10,000.00****Defendants.**

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**NOTICE OF SHERIFF'S SALE**

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By virtue of and pursuant to a Judgment of Foreclosure entered in the above-entitled action on September 1, 2016, I will sell at public auction in the Sheriff's Office lobby of the Juneau County Justice Center, 200 Oak Street, in the City of Mauston, in said County, on

**Tuesday, September 12, 2017**

at 10:00 o'clock A.M., all of the following described mortgaged premises, to-wit:

That part of the Southeast Quarter of the Southwest Quarter (SE1/4 SW1/4) of Section 21, Township 15 North, Range 2 East, Town of Plymouth, Juneau County, Wisconsin, lying North and West of S.T.H. "82" and South and West of Certified Survey Map No. 2478 as recorded in Volume 9 of CSM page 230; EXCEPTING THEREFROM the following described parcel of land: Lot One (1) of Juneau County Certified Survey Map No. 2507 recorded in Volume 10 of CSM on Page 25. ALSO EXCEPTING: Commencing at a point on the North line of S.T.H. "82" as laid out in 1967, which is 12 rods East of the West line of the SE1/4 SW1/4, Section 21, Township 15 North, Range 2 East, thence North 100 feet; thence Easterly 100 feet; thence South 100 feet to the North line of S.T.H. "82", thence Westerly along the North line of S.T.H. "82" to the place of beginning. AND ALSO EXCEPTING: Commencing at the Southwest corner of said SE1/4 of the SW1/4 of Section 21; thence North 80 rods to the Northwest corner thereof; thence East 12 rods; thence South 80 rods; and thence West 12

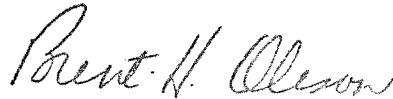
rods to the place of beginning. AND FURTHER EXCEPTING: Lot One (1) of Juneau County Certified Survey Map No. 2478, recorded in Volume 9 of CSM on Page 230.

Tax Roll Parcel Number: 290320596

The above property is located at W9968 State Road 82, Elroy, Wisconsin.

**TERMS OF SALE:** Ten (10%) per cent of amount bid must be paid by cash or certified check at sale; balance in cash or certified check due within ten (10) days after confirmation of sale. The property is being sold in an "AS IS" condition subject to all legal encumbrances and any outstanding and accruing real estate taxes, special assessments, and penalties and interest, if any. Purchaser shall pay all costs of sale, including all transfer and recording fees and, if desired, the cost of title evidence.

Dated at Mauston, Wisconsin, this 7<sup>th</sup> day of August, 2017.



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Brent H. Oleson, Sheriff  
Juneau County, Wisconsin

**MUBARAK, RADCLIFFE & BERRY, S.C.**

Attorney Robert J. Mubarak  
Attorneys for Plaintiff  
917 Superior Avenue  
Post Office Box 110  
Tomah, Wisconsin 54660-0110  
Telephone: (608) 372-2014  
Facsimile: (608) 372-2447

**NOTE: PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT (15 U.S.C. SECTION 1692), MUBARAK, RADCLIFFE & BERRY, S.C., IS REQUIRED TO STATE THAT WE ARE ATTEMPTING TO COLLECT A DEBT ON OUR CLIENT'S BEHALF AND ANY INFORMATION WE OBTAIN WILL BE USED FOR THAT PURPOSE.**